

**PAROWAN CITY COUNCIL MEETING
MAY 28TH, 2015
LIBRARY LOUNGE, 16 S. MAIN, 6:00 P.M.**

MEMBERS PRESENT: Alan Adams, Troy Houston, Ben Johnson, Steve Thayer, Steve Weston, City Attorney Justin Wayment, City Manager Shayne Scott, City Recorder Callie Bassett

MEMBERS ABSENT: None

PUBLIC PRESENT: Dottie Stade, Jay Orton, Matthew and Stacy Gale, Ken Carpenter (Parowan Police Chief), Andy Schreyer (Stone Security), Brent Edmunds and Joey Edmunds (Stone Security), Danny Stubbs, Von Mellor (Parowan City Electric Superintendent), Cassi Orton, Travis Topham, Donald Munn, Paul Smith (PPD), Bob Whitelaw

CALL MEETING TO ORDER: Mayor Landes called the meeting to order at 6:00 p.m

OPENING CEREMONIES/THOUGHT/PRAYER/PLEDGE OF ALLEGIANCE – STEVE WESTON: Councilman Weston offered an invocation. He then led the Council and the public in the pledge of allegiance.

Mayor Landes recognized Councilman Steve Weston. This was his last meeting as a Parowan City Councilman. The Mayor presented him with a gift certificate and he was given his photo from off the Council wall.

DOES ANYBODY HAVE ANY CONFLICTS OR PERSONAL INTEREST IN ANY MATTER ON THE AGENDA WHICH NEEDS TO BE DECLARED? No conflicts were declared.

PUBLIC HEARING

FOR PURPOSES OF:

- 1.) **FISCAL YEAR 2016 BUDGET COMMENTS** – There were no public comments on this item.
- 2.) **RESCINDING ORDINANCE 16.20.060** – There were no public comments on this item.

CONSENT AGENDA

APPROVAL OF MINUTES (MAY 14TH, 2015 CITY COUNCIL MEETING, MAY 4, 2015 SPECIAL CITY COUNCIL MEETING, AND MAY 7, 2015 SPECIAL CITY COUNCIL MEETING)

PURCHASE ORDERS/WARRANT REGISTER

Councilman Johnson moved to approve the consent agenda. Councilman Adams seconded the motion. All Council members voted in favor of the motion. The motion carried.

PO # 924	Department of Health	\$30,459.60
PO # 927	Staker Parsons	\$ 6,000.00
PO # 928	St. George News	\$ 6,000.00 - \$8,000.00
PO # 929	MJ Landscaping	\$ 2,800.00

ACTION MEETING

WELL CONTRACT – BOWEN COLLINS: Mr. Scott said there has been a recommendation from the Water Board to approve this contract. The previous contract with Bowen Collins has gotten the City to 60% of the well design. This contract would take us to 100% of the project. Mr. Scott said things are moving along well and this would give Bowen Collins the opportunity to finish the project.

Councilman Steve Thayer asked what this contract covers. He said it looks to him like the \$58,000 is only to design the building. He is having trouble with this amount of money. There was a discussion among the Council about what this cost includes. The Council would like Bowen Collins to sharpen their pencils, and come back and explain to the Council what they explained to the Water Board. Councilman Johnson would like to see what we have paid for in the 60% design of the project.

Councilman Johnson moved to table this item. Councilman Houston seconded the motion. All Council members voted in favor of the motion. The motion carried.

RESCINDING ORDINANCE 16.20.060 BEES:

Councilman Houston moved to approve the rescinding of ordinance 16.20.060 Bees. Councilman Johnson seconded the motion. Councilman Thayer wanted to make sure he understands they are rescinding the ordinance that says one cannot have bees in town. This was correct. Councilman Houston added that the City will follow the State standards. Hearing no further discussion, a roll call vote was taken as follows:

	<u>Aye</u>	<u>Nay</u>	<u>Abstain</u>	<u>Absent</u>
Councilman Houston	X			
Councilman Adams	X			
Councilman Johnson	X			
Councilman Weston	X			
Councilman Thayer	X			

The motion carried. Ordinance 16.20.060 has been rescinded.

SHARED PARKING LOT/UTILITY EASEMENT AGREEMENT WITH SOUTHERN UTAH MORTUARY: This agreement enables the City to use the mortuary's parking lot in conjunction with the City's, and vice versa. The mortuary people are looking at this agreement now. Attorney Wayment recommended approving the core of the agreement. He doesn't perceive any problems and doesn't think there will be any material changes. The number of stalls has available for use has yet to be determined.

Councilman Weston moved to approve the parking lot/utility easement agreement subject to clarification on the parking stalls. Councilman Adams seconded the motion with all Council members voting in favor of the motion. The motion carried.

NEW CITY OFFICE DESIGN CONSULTANT AGREEMENT: Mr. Scott explained that he and the Mayor met with Kasi Miller of St. George. She has presented a contract for her services as an interior design consultant on the New City Office. Mrs. Miller has had a lot of experience working with Mr. Kim Campbell who is partnering with Larry Pendleton on this project. She has the wholesale purchase power that the City needs. She will work with Mr. Pendleton and Mr. Campbell throughout the building process.

Councilman Johnson moved to approve the agreement with Kasi Miller. Councilman Thayer seconded the motion. All Council members voted in favor of the motion. The motion carried.

AIRPORT LAND APPRAISAL AGREEMENT – MORLEY AND MCCONKIE: Mr. Scott and the Mayor have revisited having the airport land and buildings appraised. They agree it would be in the best interest of the City to own these. They are still for sale. The owners were not thrilled with the last appraisal. Mr. Scott said they really scrutinized the consultant they are presenting tonight. He made a lot of calls, and he sat down with the owners, Dave Norwood and Dave Cowan, and chose this consultant together. They are all in agreement that they don't want to go through this process again. The owners have agreed to pay half of the cost. This appraiser has airport experience, and they feel they will give them a true appraisal.

The FAA wants the City to buy this property. The City must come up with 5-6% of the price. The FAA will only go off of an appraisal. The appraisal needs to come in close to what the sellers want as well. Mr. Scott said the higher the appraisal, the more likely they will be to sell, and the more likely the FAA will participate. The City will have a 5% stake in that, but the City will own \$800,000 worth of buildings and property that will be very appropriate for the City to own. Attorney Wayment said that he uses Morley and McConkie a lot. They are very good, but they are also very conservative. He said the Council needs to understand that. Councilman Houston suggested seeing what the County appraises it for.

Councilman Adams asked what the City is going to do with this. Mr. Scott said he thinks the City would lease it back to an FBO. Councilman Houston asked how many other private property owners there are. Mr. Scott said there are two that he is aware of.

Councilman Houston moved to approve the appraisal and splitting the cost with Dave Norwood and Dave Cowan. Councilman Adams seconded the motion. Hearing no further discussion, all Council members voted in favor of the motion. The motion carried.

WORK MEETING

DEPARTMENT REPORT – VON MELLOR, POWER SUPERINTENDENT: Mr. Mellor presented his department report. He addressed the following items:

- Commercial growth is picking up.

- Power costs and revenue for next year
- Rocky Mountain Power Outages - Mr. Mellor thinks RMP is sincerely trying to rectify the problems.
- Good communication plan for the community
- Thinking to the future:
 1. Replace base load in the next 9-10 years
 2. Look for in-house generation.
 3. Should put moratorium on net metering
- Tree Trimming and Tree removal.
- Pole Testing

NEW CITY OFFICE SECURITY CONSULTANT AGREEMENT: Mayor Landes said the security system for the New City Office building is outside of the bid of the contractor on the project. He and Mr. Scott have had the opportunity to interview some security consultants. Mr. Andy Schreyer of Stone Security gave his presentation to the Council. They cover most municipalities and universities in the State of Utah. They do work for the LDS church as well.

Mr. Schreyer said Stone Security is a commercial security integration firm that specializes in video surveillance, access control and intrusion protection. They have provided a comprehensive plan for the New City Office including video surveillance and access control. They have done so based on conversations with the Mayor and a few Council members, as well as the Chief of Police.

Mr. Schreyer said their products are top grade products. He said they are very competitive. He said he knows a lot of times it is desirable to do a State bid so you can get competitive companies to come in and talk about their products and services. Mr. Schreyer said they have done the analysis, they know the contract pricing, and they are about 10% less. He said they do provide best value. He said they use the same products that can be procured on those contracts. They have sent their proposal to the City Manager with all of the costs and details of how they would do the system. Their design work was free. Councilman Johnson pointed out that we can piggy back with one of the local procured agreements.

There was a long discussion among the Council about the system and the needs of the City. Mr. Schreyer said this system can grow with the City's needs. System support, cost of maintenance, and software updates and upgrades were discussed.

EMPLOYMENT APPLICATION: The new Parowan City employment application is ready and conforms to ADA requirements. Mr. Scott said that the ADA coordinator we received our training from recommended having a very simple application. We are not going to put this form on the website. Councilman Johnson asked if the application could be simplified even more, two pages at the most. Attorney Wayment said we should use an application that is approved by the Department of Justice. Mr. Scott said he will check with Mr. Golum of the ADA and see if he can find an approved template.

ANNUAL FEE REVIEW – STAFF RECOMMENDATIONS: This was discussed at the last meeting. There are some recommendations from the staff that need to be discussed. Mr. Cleve

Matheson got with all of the department heads and discussed fees that people have concerns about and whether they need to be raised or lowered.

The Council discussed the following fees and recommendations:

- Remove plan check fee
- Trash can fees, including second can and replacement fees
- Road cut fees and excavation permits
- Road base fees
- Wastewater fees
- Suspend Service/Resume Service
- Sales Tax
- Pressurized Irrigation/pressure reducing valves

Mr. Tom Jet, a member of the audience, asked to address the Council on some of the fees. He said some of the fees are unrealistic. He thinks many of them are too low. He feels there should be a replacement cost on the trash cans otherwise others are subsidizing the costs. He feels the fees should be justified and based on actual costs.

Mr. Jet said he spoke with Mr. Aldo Biasi. Mr. Biasi told him the City is reluctant to take out of city septic waste, and if they do decide to take the waste they will charge a premium for it. Mr. Jet hoped the Council will discuss out of area septic waste. He said higher prices will cause people to get land application permits and dump the waste out on the farmlands. He's not sure he would appreciate having waste dumped near his property. Mr. Jet also suggested that the fees for work done after hours should be increased to cover the after hour expense. He also thinks a tiered cost program based on tank size for accepting septic waste would be beneficial.

FINAL BUDGET DISCUSSION – FEEDBACK FROM PUBLIC HEARING: Mr. Scott asked Mr. Matthew Gale from the Fire Department to discuss some of the needs of the fire department. Mr. Gale reported on the trucks that the fire department currently has. They are in need of a new truck. They are currently not in compliance because firefighters must ride in enclosed cabs. They have looked at a truck over in Tropic. It has been refurbished and has passed the tests. They are selling it for \$28,000, but for a local department he will sell it for \$25,000. It is an older truck with a newer pump built on it, but is something that is desperately needed. Councilman Johnson said he thinks it is a great deal if the City can find the money in the budget.

Mayor Landes said he and Mr. Scott have talked about the items in the budget that are most likely not going to happen. There is \$40,000 in the budget for the tennis courts. They feel that could take this money, purchase the truck and take care of the ladder repairs for that amount. Also, they have decided not to do the oil furnace this year. The Council agreed it makes sense to shift that money.

The Council agreed to hold off on the oil furnace. They are not convinced that a marquee is going to improve the communication with the residents. Councilman Houston thinks the City should invest in the body worn cameras for the Police Department.

FUTURE EMPLOYEE RAISE PROPOSAL: Councilman Johnson thinks an annual COLA in the 1.5% range would be good.

EMPLOYEE SERVICE RECOGNITION AWARDS PROPOSAL – CALLIE BASSETT, CITY RECORDER: Mr. Scott asked Mrs. Bassett to put together an employee service recognition award proposal and what the average cost would be to the City each year. The Council seemed to like the idea of doing this moving forward, but not to do this retroactively. Mr. Scott said it would be a small token for their service but an opportunity to recognize the employees and thank them for their service. Mr. Scott said we will alter the human resource manual to reflect this if the Council chooses to do this.

MEMBER REPORTS:

Councilman Houston met with “Road Respect” which is run by the State of Utah. They talked about bringing Parowan into the “Road Respect” community. It is a program that goes out and teaches the laws to bikers and motorists on sharing the road. There are different programs available. It would help put Parowan on the map for bicyclists, and helps the City in other ways.

Councilman Adams hiked to Valentine’s peak. He said the trail Mr. Locatelli made is really neat. He said he received a call from a gentleman who wants to do net metering and is very much against doing a moratorium.

Councilman Johnson reported that he took Mr. Scott and the Mayor through some of the electronic access controls and different systems they have in place at SUU.

Councilman Weston reported that PAALS is doing their drive-in-movies again this next month.

Councilman Thayer visited with Nancy Dalton. There is a large poster that is going in at the Panguitch visitor center about the Patchwork Parkway. She thinks it will do the town of Parowan more good than Panguitch.

PUBLIC COMMENT & DISCUSSION – TWO MINUTE LIMIT EACH: Mrs. Dottie Stade thanked Councilman Weston for all his has done while on the Council. Mr. Bob Whitelaw thanked the City for fixing the road by the bridge. He said it is much smoother.

ADJOURN: Councilman Houston moved to adjourn the meeting. Councilman Johnson seconded the motion with all Council members voting in favor of the motion. The meeting was adjourned at 8:59 p.m.


Callie Bassett, City Recorder


Donald G. Landes, Mayor